

1 BILL NO. R-84-05- 29

2 DECLARATORY RESOLUTION NO. R- 71-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 May 2, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Phase I: already completed;

12 Phase II: Part of Lot #3, Lot #4, and
13 Lot #5 in J.D. Parker Estate in the
14 Northeast Quarter of Section 19, Town-
ship 31 North, Range 13 East, Allen
County, Indiana, and more particular-
15 ly described as follows:

16 Beginning at a point on the North line
of Lot #5 in J.D. Parker Estate, said
17 point being 38.45 feet West of the North-
east corner of said Lot #5; thence South
18 00 degrees 03 minutes West, a distance of
303.88 feet; thence North 90 degrees 00
19 minutes East a distance of 21.67 feet;
thence North 00 degrees 00 minutes East,
20 a distance of 45.0 feet;

21 thence North 90 degrees 00 minutes East
a distance of 20.0 feet;

22 thence South 00 degrees 00 minutes West
a distance of 60.0 feet;

23 thence North 90 degrees 00 minutes East
24 a distance of 39.33 feet;

25 thence South 00 degrees 00 minutes West
a distance of 5.0 feet;

26 thence North 90 degrees 00 minutes East
27 a distance of 16.0 feet;

28 thence North 00 degrees 00 minutes East
a distance of 35.0 feet;

29 thence North 90 degrees 00 minutes East
30 a distance of 18.5 feet;

31 thence North 00 degrees 00 minutes East
32 a distance of 24.0 feet;

Page Two

thence South 90 degrees 00 minutes West
a distance of 14.0 feet;

thence North 00 degrees 00 minutes East
a distance of 88.0 feet;

thence North 40 degrees 00 minutes West
a distance of 10.0 feet;

thence North 50 degrees 00 minutes East
a distance of 44.5 feet;

thence South 40 degrees 00 minutes East
a distance of 10.0 feet;

thence North 50 degrees 00 minutes East
a distance of 100.0 feet;

thence North 90 degrees 00 minutes East
a distance of 50.0 feet;

thence North 90 degrees 00 minutes East
a distance of 60.0 feet;

thence South 90 degrees 00 minutes West
a distance of 65.0 feet;

thence North 00 degrees 00 minutes East
a distance of 24.0 feet to a point on the
North line of Lot #3 in J.D. Parker Estate;
thence South 90 degrees 00 minutes West
and along the North line of Lot #3, Lot #4,
and Lot #5 in J.D. Parker Estate a distance
of 196.93 feet to the point of beginning,
containing 1.095 acres (47,716 square feet).

Phase III: Part of Lot #3 in J.D. Parker
Estate in the Northeast Quarter of Section
19, Township 31 North, Range 13 East, in
Allen County, Indiana, more particularly
described as follows:

Beginning at the Northeast corner of Lot
#3 in J.D. Parker Estate in the Northeast
Quarter of Section 19, Township 31 North,
Range 13 East, Allen County, Indiana;
thence North 90 degrees 00 minutes West
along the North line of Lot #3, a dis-
tance of 253.07 feet;

thence South 00 degrees 00 minutes West
a distance of 24 feet;

thence South 90 degrees 00 minutes East
a distance of 65 feet;

thence South 00 degrees 00 minutes West
a distance of 110 feet;

thence South 60 degrees 00 minutes East
a distance of 100 feet;

1 Page Three

2
3 thence North 30 degrees 00 minutes East
a distance of 10 feet;

4 thence South 90 degrees 00 minutes East
5 a distance of 96.32 feet;

6 thence North 00 degrees 03 minutes East
7 and along the East line of said Lot #3
8 a distance of 175.34 feet to the point
of beginning, containing 0.761 acres
(33,145 square feet);

9 said property more commonly known as 2827 Northgate Boulevard,
10 Fort Wayne, Indiana 46815;

11 WHEREAS, it appears that said petition should be pro-
12 cessed to final determination in accordance with the provisions
13 of said Division 6.

14 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
15 OF THE CITY OF FORT WAYNE, INDIANA:

16 SECTION 1. That, subject to the requirements of Section
17 4, below, the property hereinabove described is hereby designated
18 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
19 12.1. Said designation shall begin upon the effective date of
20 the Confirming Resolution referred to in Section 3 of this Resolu-
21 tion and shall continue for one (1) year thereafter. Said desig-
22 nation shall terminate at the end of that one-year period.

23 SECTION 2. That upon adoption of this Resolution:

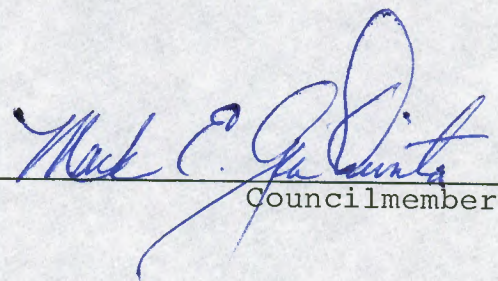
24 (a) Said Resolution shall be filed with the Allen
25 County Assessor;

26 (b) Said Resolution shall be referred to the Committee
27 on Finance and shall also be referred to the De-
28 partment of Economic Development requesting a re-
29 commendation from said department concerning the
30 advisability of designating the above designated
31 area an "Economic Revitalization Area";
32

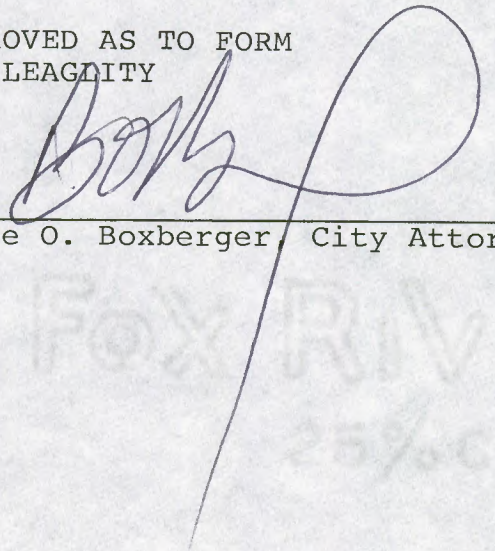
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOY RIVER BOND
25% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.T.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-22-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) ~~(GENERAL)~~

(~~SPECIAL~~) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. 03-71-84
on the 22nd day of May, 1984,

ATTEST:

Sandra E. Kennedy

(SEAL)

Ray A. Ebert

SANDRA E. KENNEDY, CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of May, 1984,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of May,
1984, at the hour of 3 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Riverview Care Center, Inc.
2. Owner(s) Riverview Care Center, Inc.
3. Address of Owner(s) 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
4. Telephone Number of Owner(s) (219) 485-9691
5. Relationship of Applicant to Owner(s) if any same
6. Address of Applicant 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
7. Telephone number of Applicant (219) 485-9691
8. Address of Property Seeking Designation 2827 Northgate Boulevard
Fort Wayne, Indiana 46815
9. Legal Description of Property Proposed for Designation (may be attached) See attached
10. Township St. Joseph Township
11. Taxing District Allen County

12. Current Zoning RA
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? The property is currently unimproved.
-
-
- b. What Structure(s) (if any) are on the property?
- There are no structures on the property.
-
- b. What is the condition of this structure/these structures?
- See answer to 14.b. above.
15. Current Assessed Value of Real Estate
- a. Land \$1,283.66
- b. Improvements N/A
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$509.86
17. Description of Proposed Improvements to the Real Estate
- The proposed improvements to the real estate consist of an approximately
- 16,000 square foot wood frame and brick veneer building containing 32 living
- units which will provide 64 residents with supervised, semi-independent living
- facilities. Residents will take meals, and, if necessary, will receive medical
- treatment at the adjoining Riverview Care Center facility.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- Spring, 1984
- b. When is completion expected? Late Fall, 1984
19. Cost of Project (not including land costs) Approximately \$1,200,000

20., Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 15 permanent jobs initially;
potential for 50 permanent jobs total.

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? _____

Dieticians, maintenance and janitorial.

c. Anticipated time frame for reaching employment level stated above? (1) 15 jobs: upon completion of project;

(2) Potential for 50 jobs: Within 3 years of completion of project.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) Additional
electrical transmission lines will be required by the proposed improvements.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The unique location of the project property, adjacent to

an existing health care facility, makes the property undesirable for any

normal development except as a support facility to the existing health care

facility.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? The economic development objectives will be advanced through the creation of additional skilled and semi-skilled jobs which will be filled from the local labor force.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

The project will be financed through conventional financing by Summit Bank, Fort Wayne, Indiana.

I hereby certify that the information and representation on this Application are true and complete.

RIVERVIEW CARE CENTER, INC.

By

Joseph E. Weingartner
Signature(s) of Owners

Joseph E. Weingartner, President

May 1, 1984
Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

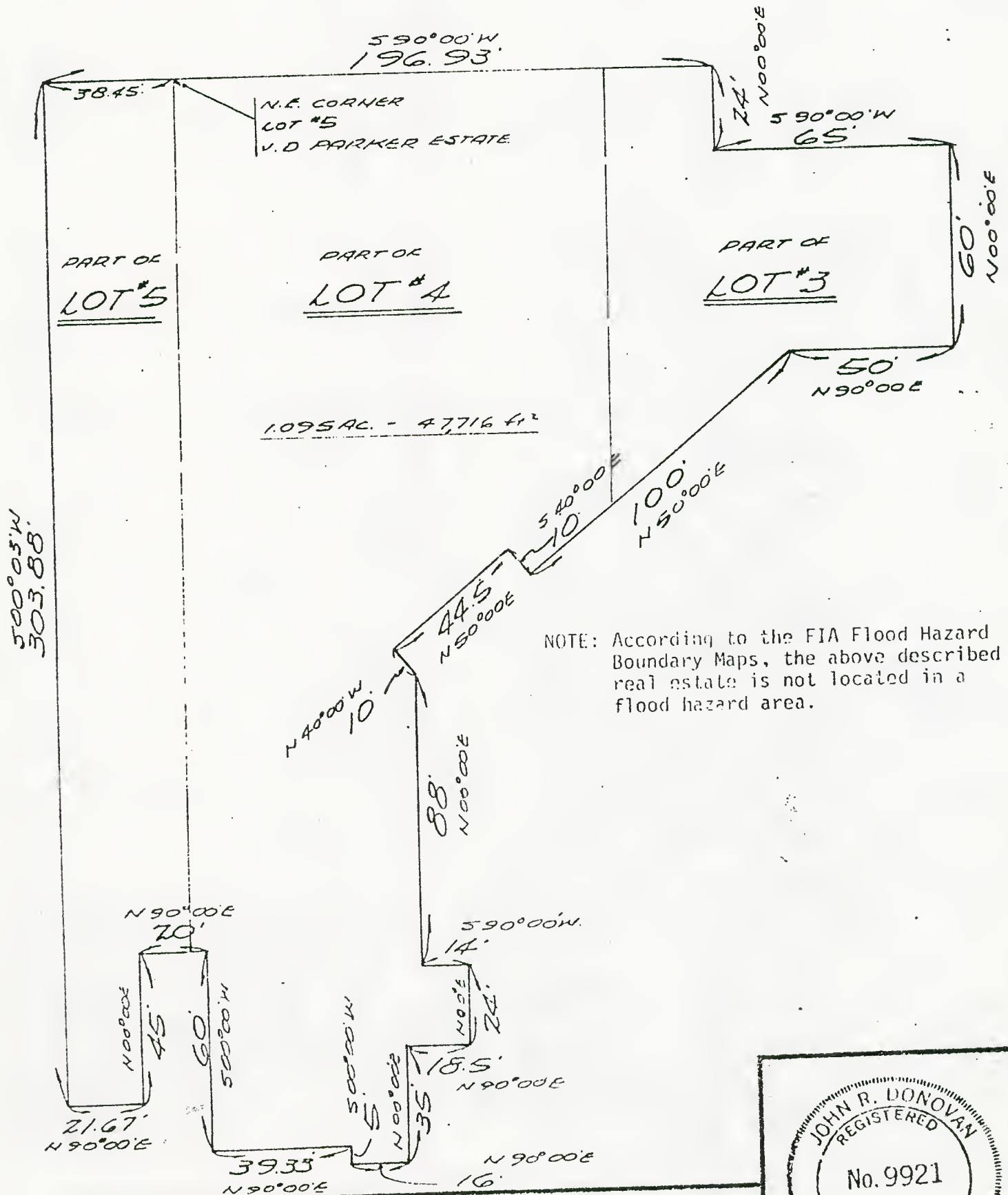
Allocation Area:

me

FORT WAYNE, INDIANA

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

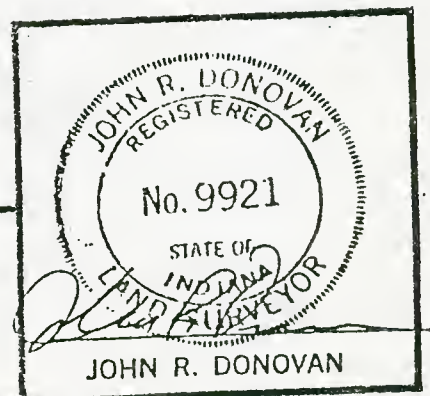
The description of the real estate is as follows, to wit: PHASE II



NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: *TRUEMPER*

1" = 40'
A-26-84



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
REGISTERED LAND SURVEYOR No. 9921 INDIANA

FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

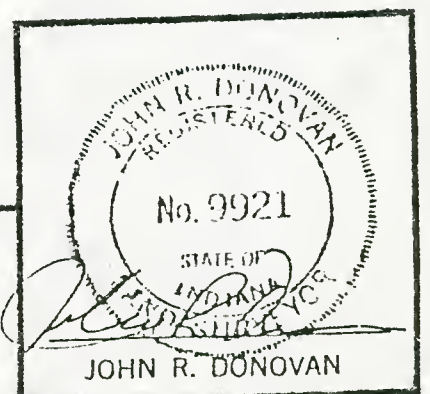
LEGAL DESCRIPTION - PHASE II

Part of Lot #3, Lot #4, and Lot #5 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana, and more particularly described as follows:

Beginning at a point on the North line of Lot #5 in J.D. Parker Estate, said point being 38.45 feet West of the Northeast corner of said Lot #5; thence South 00 degrees 03 minutes West, a distance of 303.88 feet; thence North 90 degrees 00 minutes East, a distance of 21.67 feet; thence North 00 degrees 00 minutes East, a distance of 45.0 feet;
thence North 90 degrees 00 minutes East a distance of 20.0 feet;
thence South 00 degrees 00 minutes West a distance of 60.0 feet;
thence North 90 degrees 00 minutes East a distance of 39.33 feet;
thence South 00 degrees 00 minutes West a distance of 5.0 feet;
thence North 90 degrees 00 minutes East a distance of 16.0 feet;
thence North 00 degrees 00 minutes East a distance of 35.0 feet;
thence North 90 degrees 00 minutes East a distance of 18.5 feet;
thence North 00 degrees 00 minutes East a distance of 24.0 feet;
thence South 90 degrees 00 minutes West a distance of 14.0 feet;
thence North 00 degrees 00 minutes East a distance of 88.0 feet;
thence North 40 degrees 00 minutes West a distance of 10.0 feet;
thence North 50 degrees 00 minutes East a distance of 44.5 feet;
thence South 40 degrees 00 minutes East a distance of 10.0 feet;
thence North 50 degrees 00 minutes East a distance of 100.0 feet;
thence North 90 degrees 00 minutes East a distance of 50.0 feet;
thence North 90 degrees 00 minutes East a distance of 60.0 feet;
thence South 90 degrees 00 minutes West a distance of 65.0 feet;
thence North 00 degrees 00 minutes East a distance of 24.0 feet to a point on the North line of Lot #3 in J.D. Parker Estate; thence South 90 degrees 00 minutes West and along the North line of Lot #3, Lot #4, and Lot #5 in J.D. Parker Estate a distance of 196.93 feet to the point of beginning, containing 1.095 acres (47,716 square feet).

JOB FOR: TRUEMPER

4-26-84



CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN
 REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA
 REGISTERED LAND SURVEYOR No. 9921 INDIANA
 FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

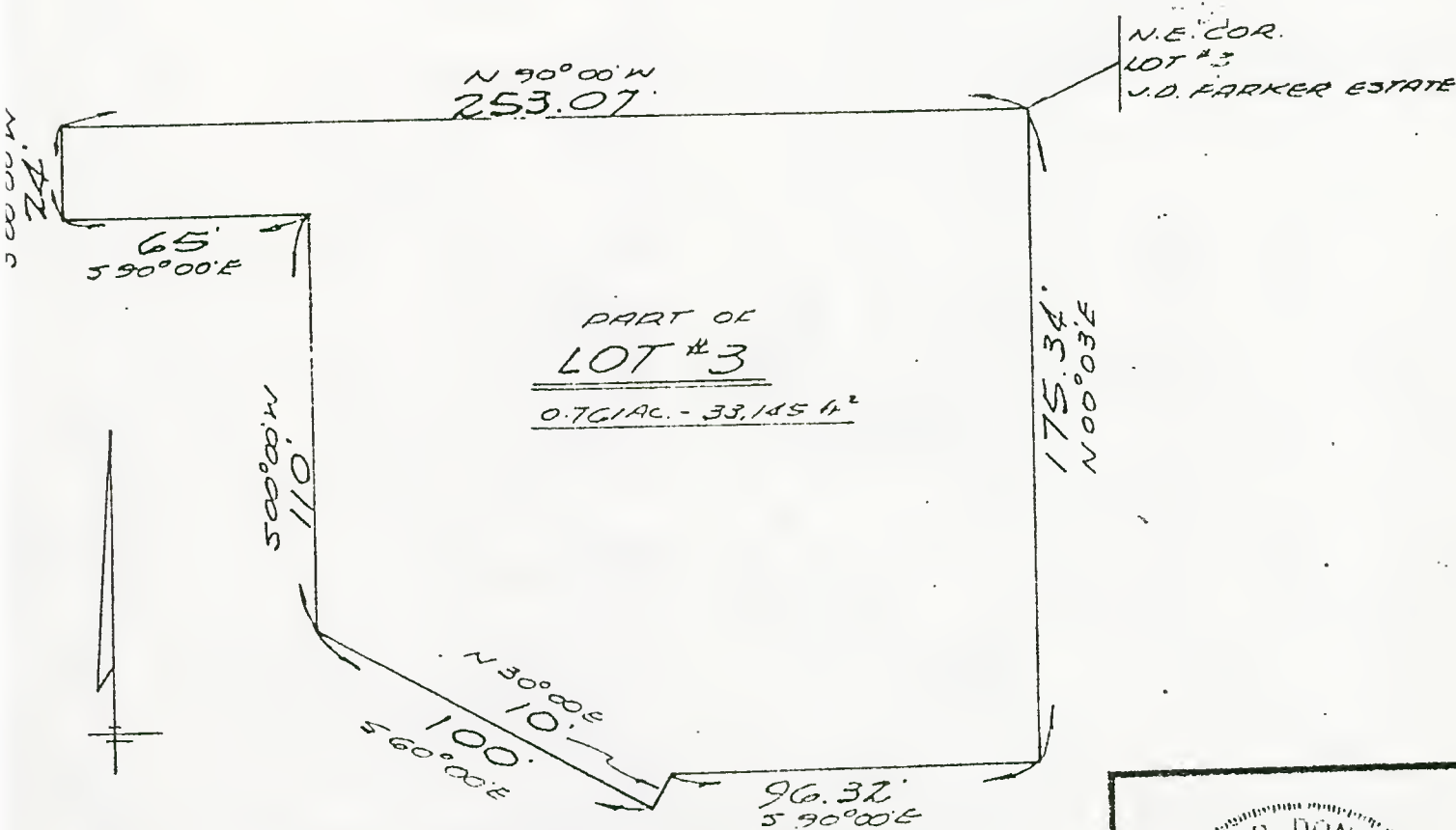
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit:

LEGAL DESCRIPTION - PHASE III

Part of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, in Allen County, Indiana, more particularly described as follows:

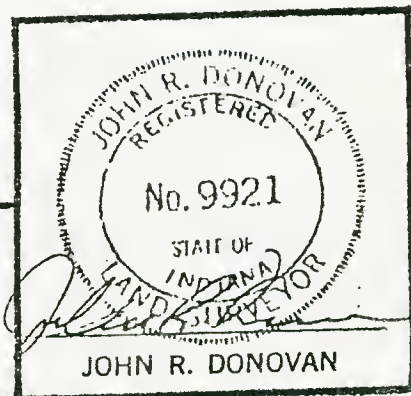
Beginning at the Northeast corner of Lot #3 in J.D. Parker Estate in the Northeast Quarter of Section 19, Township 31 North, Range 13 East, Allen County, Indiana; thence North 90 degrees 00 minutes West along the North line of Lot #3, a distance of 253.07 feet;
 thence South 00 degrees 00 minutes West a distance of 24 feet;
 thence South 90 degrees 00 minutes East a distance of 65 feet;
 thence South 00 degrees 00 minutes West a distance of 110 feet;
 thence South 60 degrees 00 minutes East a distance of 100 feet;
 thence North 30 degrees 00 minutes East a distance of 10 feet;
 thence South 90 degrees 00 minutes East a distance of 96.32 feet;
 thence North 00 degrees 03 minutes East and along the East line of said Lot #3 a distance of 175.34 feet to the point of beginning, containing 0.761 acres (33,145 square feet).

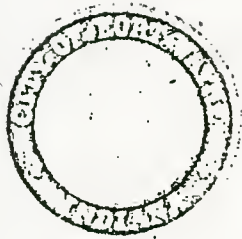


NOTE: According to the FIA Flood Hazard Boundary Maps, the above described real estate is not located in a flood hazard area.

JOB FOR: TRUEMPER

1" = 50'
4-26-84





THE CITY OF FORT WAYNE

April 5, 1978

Construction Management & Engineering
P.O. Box 7218
Fort Wayne, Indiana 46807

Gentlemen:

You are hereby notified that the Board of Zoning Appeals of the City of Fort Wayne, Indiana, at its meeting held Thursday, March 30, 1978, GRANTED the appeal taken from the action of the Zoning Enforcement Officer.

CASE NO. 30-1978-2 - An appeal for the construction of a new building to be used as a nursing home in an RA District at 2827 Northgate Blvd.

The permits necessary for the prosecution of the work shall be obtained in our office, Room 830, City-County Building.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joan Gutermuth".

Joan Gutermuth, Clerk
BOARD OF ZONING APPEALS

cc: File -



SHOAFF, PARKER & KEEGAN
ATTORNEYS AT LAW

2400 FORT WAYNE NATIONAL BANK BUILDING
FORT WAYNE, INDIANA 46802

71-19
749

11943

THE SUM OF \$50 DOLS 00 CTS

DOLLARS

CHECK AMOUNT

50

DATE TO THE ORDER OF

1/2/84 City of Fort Wayne

SHOAFF, PARKER & KEEGAN

George R. Hamer

FORT WAYNE NATIONAL BANK
FORT WAYNE - INDIANA 46802

⑈011943⑈ ⑆074900194⑆40⑈ 188⑈ 768⑈ 6⑈



The City of Fort Wayne

May 21, 1984

Mark GiaQuinta
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Riverview Care Center, Inc.

Dear Mr. GiaQuinta,

On May 2, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 2827 Northgate Blvd. as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 15, 1984. A formal review of the site and an interview with Larry Shine was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"See Attached"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. GiqQuinta
May 21, 1984
Page 2

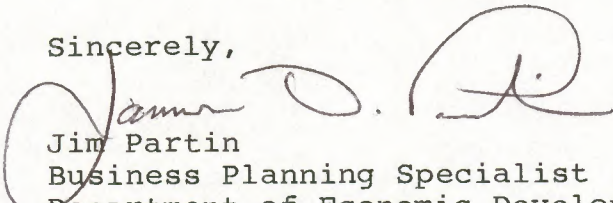
Rationale

The above stated recommendation is based upon the following rationale:

- 1) Lack of Development in recent years.
- 2) Effective Utilization of vacant under-utilized land.
- 3) Neighborhood conservationa and stabiliization.
- 4) Improvement of the physical appearance of the City.
- 5) Increase in employment (15) jobs.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

th

NOT RECORDED
FOX RIVER BOARD

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-84-05-29DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1.(2827 Northgate Boulevard; Riverview Care Center, Inc.)

EFFECT OF PASSAGE Property that is currently unimproved will be used to
construct a building that will provide 64 residents with supervised,
semi-independent living facilities. Residents will take meals, and,
if necessary, will receive medical treatment at the adjoining River-
view Care Center facility.

EFFECT OF NON-PASSAGE Opposite of the above.

_____MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$1,200,000.00, approximately

ASSIGNED TO COMMITTEE (PRESIDENT) _____